

**NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT (EIR)
AND PUBLIC COMMENT PERIOD**

Project: Japantown Corporation Yard Redevelopment Project located at 696 North 6th, Street and 675 North 6th Street consists of:

- A) Planned Development Rezoning File No PDC07-073
- B) General Plan Amendment, File no GP07-03-04

Council District: 3

Project Description: The proposed project would include up to 600 market-rate residential units, up to 30,000 square feet of retail space, a 10,000 to 20,000 square foot community amenity space, and up to 900 underground/surface parking spaces on the Corporation Yard site. As a variation on the proposed project, up to 15,000 square feet of retail space may be replaced with up to 24 live/work units. The existing surface parking lot would be redeveloped as an affordable senior housing complex including up to 85 units of affordable housing and 40 parking spaces. Project buildings would range from 6 to 14 stories for the residential/mixed-uses and 1 to 2 stories for the community amenity uses. As the location and height of project buildings is conceptual at this time, this EIR evaluates a 14-story building envelope for the Corporation Yard site. A 6-story building envelope is evaluated for the surface parking lot site. The proposed project includes a General Plan Amendment (File # GP07-03-04) and an amendment to the Jackson-Taylor Residential Strategy to change the land use designation to allow the proposed mix of uses, allow increased height and density on the project site, increase the caps on development to the extent required, and amend relevant design principles. The site would be rezoned to A (PD) Planned Development Zoning District (File # PDC07-073).

The proposed project will have potentially significant environmental effects on the following categories environmental resources: Land Use, Transportation, Cultural, Hazards and Hazardous Materials, Hydrology and Water Quality, Biological, Air Quality and Schools. The California Environmental Quality Act (CEQA) requires this notice to disclose whether any listed toxic sites are present at the project location. The project location is not contained in the Cortese List of toxic sites.

The Draft EIR and documents referenced in the Draft EIR are available for review online at the City of San José's website: <http://www.sanjoseca.gov/planning/eir/eir.asp> and are also available at the following locations:

Department of Planning, Building,
and Code Enforcement
200 East Santa Clara Street, 3rd Floor
San José, CA 95113
(408) 535-3555

Dr. Martin Luther King Jr.
Main Library
150 E. San Fernando St.
San José, CA 95112
(408) 277-4822

The public review period for this Draft EIR begins on **January 25, 2008** and ends on **March 10, 2008**. Written comments must be received at the Planning Department by **5:00 p.m.** on Friday, March 10, 2008, in order to be addressed as part of the formal EIR review process.

Following the close of the public review period, the Director of Planning, Building, and Code Enforcement will prepare a Final Environmental Impact Report that will include responses to comments

received during the review period. Ten days prior to the public hearing on the EIR, the City's responses to comments received during the public review period will be available for review and will be mailed to those who have commented in writing on the EIR during the public review period.

A public hearing before the Planning Commission to consider certification of the Final EIR is tentatively scheduled for **April 21, 2008**, at 6:30 p.m. in the City Council Chambers at San José City Hall, 200 East Santa Clara Street, San José, CA 95113-1905.

Comments and questions about the Draft EIR or the environmental process should be referred to Dipa Chundur in the Department of Planning, Building and Code Enforcement at (408) 535-7688, via e-mail: dipa.chundur@sanjoseca.gov by fax at (408) 292-6055, or by regular mail at the mailing address listed above. Please reference the above file number in your written comment letter.

For general, non-E.I.R. project-related questions or comments about the Japantown Corporation Yard Redevelopment Project, including anticipated scheduling of next steps in the review process, please contact the Planning Division's project manager Ron Eddow at (408) 535-7848 or e-mail ron.eddow@sanjoseca.gov

Joseph Horwedel, Director
Planning, Building and Code Enforcement

Akoni Danielsen

Akoni Danielsen, Principal Planner

Date: _____